



Nikunj Niranjani  
P 03 93057877  
M 0424794202  
E nniranjani@ypa.com.au

## STATEMENT OF INFORMATION

Prepared on 03 Jul 2019

Section 47AF of the Estate Agents Act 1980

### UNIT Offered for Sale

2/48 Curran Street North Melbourne VIC 3051

1 1 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$305,000 & \$335,000

### Median Sale Price

\$452,500 Units in North Melbourne between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

### Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**9/7 Manningham Street Parkville  
VIC 3052**

1 1 1

Sold Price <sup>RS</sup> **\$345,000**

Sold Date **10-May-19**

Distance **0.37km**



**12/86 Rankins Road Kensington VIC 3031**

1 1 1

Sold Price **\$325,000**

Sold Date **25-Feb-19**

Distance **1.05km**



**13/69-71 Delhi Court Travancore  
VIC 3032**

1 1 1

Sold Price <sup>RS</sup> **\$314,000**

Sold Date **25-May-19**

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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